

Spring 2026

Cougar Ridge News

Cougar Ridge Homeowners' Association

Keeping our neighborhood beautiful,
our assessments low, our values high,
and our community strong.

Spring 2026 - President's Message

Thank You

This is the seventh year that I am writing the "President's Letter" for the Cougar Ridge Newsletter. Time sure does fly! My first letter back in 2020 was amid the covid-19 pandemic. My message then was about how each of us make sacrifices in our own lives for the good of the overall community. I am grateful to those in our community who give of their time to serve on one of our committees and show up to help on our clean-up days. These efforts truly do help keep our community a great place to live. I am especially thankful to the other members of the HOA board for all their hard work and for making my job easier. I encourage all of you to consider volunteering to serve on the board in the future. The current board members have served quite a few years, and it is always good to get new perspectives and voices involved.

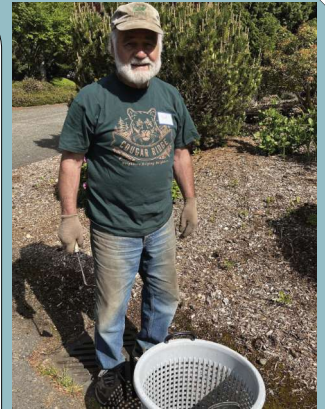
Every Little Bit Helps

I encourage each of you to please do whatever you can to help in the neighborhood; help maintain landscape islands, join a committee, follow our suggested watering guidelines, maintain your landscaping, keep trees and bushes by the streets trimmed so they do not obscure views for traffic, when walking your dogs - pick up after them, keep your garbage cans hidden from street view, drive slowly through our streets. All these little things will help in keeping Cougar Ridge a great place to live.

We Love Our Pets

Speaking of dogs, many of our neighbors have submitted adorable photos of their pets for the newsletter. See page 6. More will be included in the fall newsletter. Enjoy!

Barry Olson, CRHOA President



Volunteers do a variety of tasks on Spring Clean-up Day. From the top: Fred Wigand, Brittany Little, Mike Woodall clean up debris.



Bottom row: Dan Miller, Pete Valinske, Alberto Torres, Lloyd Moody, Diego Isaac Torres enjoy pizza after their hard work. Keith and Linda Severson and Julie Corwin take a break for a picture. Lloyd Moody and Rick Noble maintain the light fixtures and check the bulbs.

Landscape News

Volunteers Needed for Spring and Summer

The Landscape Committee is looking for volunteers to help with maintenance in common areas. This includes:

- ◆ Mowing
- ◆ Weed whacking
- ◆ Leaf blowing and/or power washing
- ◆ Weeding
- ◆ Gutter and roof maintenance
- ◆ Street light maintenance

If you are interested in helping out in one or more ways, please contact the Maintenance Chair at crhoabodlandscape@gmail.com.

Outdoor Watering Schedule

Here is a reminder of our voluntary outdoor watering schedule.

Addresses ending with:

- an odd number please water and irrigate on Monday, Wednesday, and Friday.
- an even number please water and irrigate on Tuesday, Thursday, and Saturday.
- CRHA landscape islands will use the even number schedule.

Exceptions remain in place for watering outside the schedule:

- Outdoor potted plants and hanging baskets.
- Vegetable gardens and plants growing inside greenhouses.
- New sod or seed lawns.
- New landscape areas (trees and shrubs).
- Homeowners are encouraged to water in the evening, night, or early morning hours.
- Homeowners who need help resetting sprinkler times are encouraged to contact a board member.

Spring Clean-Up

Thanks to the great group of volunteers who showed up to work on the neighborhood cleanup on Saturday, May 2: **Steve Harmon, Mike Woodall, Joy Paulus, Debbie and Fred Wigand, Bruce Campbell, Deborah and Rick Noble, Linda and Keith Severson, John Sadie, Dan Miller, Karen Brown, Alberto, Isaac, and Diego Torres, Lloyd Moody, Brittany Little, Matt Guile, Julie Corwin, Bob Schmelter, Jay Smith, Barb and Pete Valinske.**

A special thanks to **Lloyd Moody and John Sadie** for the use of their trailers to clean up the debris pile. Also to **Pete Valinske**, who picked up the pizzas that were enjoyed by the volunteers.

Written by Barb Valinske, Landscape Committee Chair



From left: Alberto Torres and sons Isaac and Diego team up to beautify the mailbox area. Steve Harmon and Brittany Little work to clean up every leaf and pine needle. Barb Valinske and Jay Smith take a break to pose for the camera.

Neighborhood History

This is the second part of a 2-part series on the history of the Cougar Ridge water system. If you have a particular interest in an aspect of our history, please contact us at crhoabod4@gmail.com. This article is a compilation of articles from the Cougar Ridge Newsletter, written by Pete Valinske

History of Cougar Ridge Water System, Part 2

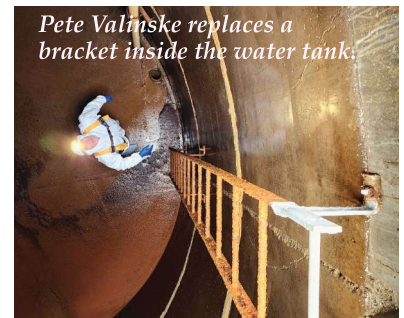
Note of Appreciation

By Cheryl Matern

In compiling this article, I couldn't help but be struck by the management, expertise, foresight, and selflessness of those who have contributed to the work on our our water system for all these years. From the commitment to purchase the water system, to all the years of maintaining, upgrading, meeting legal requirements, and responding to problems that arise, many people have contributed to the management and maintenance of our water system through the years. Notably, they include **John Smith, Lloyd Moody, James Ashley-Cole, Todd Turner, Rick Noble, and Pete Valinske.**

Continued Improvements and Maintenance to the Water System

2017 brought more improvements to the water system. Backflow preventers were installed in the landscape islands and the roof of the pump house was repaired. Power outages in 2017 caused damage to the generator control board, a deep well pump, and the main supply breaker. Upgrades were installed, including replacing the main flow meter, replacing both deep well pumps, and replacing the pump house electrical system. The new well pumps have a greater flow output than the old ones, and keep our storage tank from being depleted during high use periods.



Pete Valinske replaces a bracket inside the water tank.



Cougar Ridge

Rick Noble reads a water meter.

Collection of Water Usage Data

A 2013 state law required installation of water meters on each residential lot. The Health Department stated that installing water meters and billing based on the amount of water used is the most effective water efficiency measure we can implement. While the neighborhood has chosen to have a set rate regardless of water usage, we did begin monitoring individual households in 2017. Volunteers read the meters on the first of each month. Collection of water usage data has helped to identify and repair leaks to the system.

Volunteers Continue Upgrades and Repairs

Since 2019, many repairs and upgrades have been completed. Irrigation was extended to the landscape islands on McLane Court, Rocky Mtn. Court, and Ridge High Court. In 2020, the pump house fence was severely damaged during a storm. Repairs were completed. 2020-2024 has seen the replacement of residential water system distribution valves. In 2022, the pumphouse got a new roof and siding extending the life of the pumphouse. The architectural plans, paint and installation of lighting were all completed by volunteers.

Further Protections With Alarms and Sampling

That brings us to 2025 and the most recent upgrades. A more reliable probe system was installed which sends notifications when an alarm is generated, allowing us to more efficiently address problems. The state has mandated that water systems sample and analyze forever chemicals, known as PFAS, also known as "forever chemicals". Our first two samples were found to be non-detectable for PFAS.

Announcements



We're Having a 4th of July Picnic!

Come and get to know your neighbors.



Where and When: July 4, 2026 from 4:00 to 7:00 pm at Rocky Mtn. Drive pipeline entrance.

Bring Your Own Everything: Something to cook for your family, chairs, plates, drinks, flatware.

To Share: A side dish, snack, or dessert.

Extras: Children's games to share. If you would have a BBQ or tables we could use, please let us know.

To keep the area accessible, we ask everyone to drop off their items, take their vehicles home, and enjoy a walk back to the event.

For more info, please contact
Debbie Wigand at crhoabod4@gmail.com.

WELCOME TO OUR NEW NEIGHBORS

Lot 1 – John Buckley

Lot 11 – Rod Anderson

At Home Fireworks

Keep it clean

If you choose to set off fireworks as part of your 4th of July celebration, please be sure to clean up and dispose of the used fireworks safely.

Keep it legal

The use of personal fireworks is permitted in unincorporated Thurston County on July 3 and July 4 between 9 a.m. and 11 p.m.



Protect Our Birds

Many of us enjoy watching the birds in our neighborhood, and yet we hear that their populations are declining rapidly. Many of the causes for this are out of our control. Here are a few things we can do: Clean and replace bird seed in feeders every two weeks to keep it from molding.



If possible, keep cat indoors, especially during nesting seasons. To prevent birds from hitting windows, consider putting decals or markings on them.

Pictured: Junco (left) and robin (right). Juncos nest on the ground, in tall grasses or vegetation. Robins often hunt on the ground. Both birds lay 2-3 broods per season.

Architectural Standards Benefit All

The Architectural Review Committee (ARC) has a mandate to keep new construction and repairs up to the standards of the neighborhood as well as provide information to help make projects successful. Exterior painting, replacing a roof, building a new shed, fence, or other outdoor structures requires submitting to the ARC for approval.

Cougar Ridge guidelines and policies can be found in the following documents:

www.cougarridgehoa.com/policies-and-procedures.

www.cougarridgehoa.com/governing-documents, Article 5.

Please present your project well in advance, when possible.

Email all requests to: crhoaArclead@gmail.com.



2026 Cougar Ridge Board of Directors



Barry Olson

President

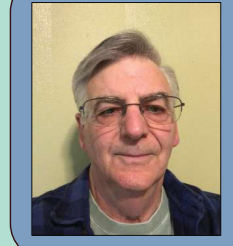
crhoabod1@gmail.com



Pete Valinske

Vice-President

Water System Chair Director
crhoabod5@gmail.com



Tom Coit

Treasurer

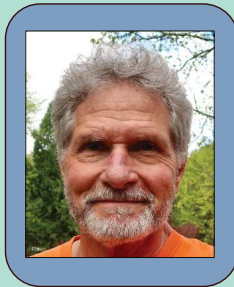
crhoabod3@gmail.com



Debbie Wigand

Secretary

crhoabod4@gmail.com



Lloyd Moody

Bylaws Committee Chair

crhoabod2@gmail.com



Dan Miller

Architectural Review
Committee Chair

crhoaarcllead@gmail.com



Barb Valinske

Landscape Maintenance Chair
crhoabodlandscape@gmail.com

2026 Calendar of Events

Board Meetings are open to all members. (Dates are subject to change.)

Please email crhoabod4@gmail.com for more information

06/17 – Board meeting

09/09 – Board meeting

11/11 – Board meeting

07/04 – Neighborhood Picnic

10/03 – Fall Cleanup

11/19 - Annual Meeting

07/22 – Board meeting

10/14 – Board meeting

12/09 – Board meeting

08/12 – Board meeting

Important Cougar Ridge Information

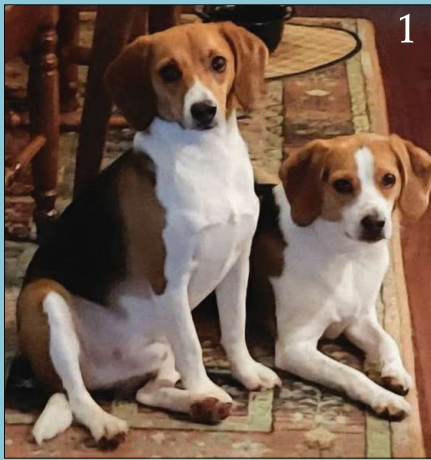
Website: <https://www.cougarridgehoa.com>

Treasurer: For questions about the assessment billing, payment schedule, or other information, please contact crhoabod3@gmail.com

Architectural Review Committee & Landscape Maintenance Committee: For specific information about when to contact the Landscape or Architectural Review Committees, please contact <https://www.cougarridgehoa.com/committee-details>

Newsletter Comments: crhoabod4@gmail.com

We Love Our Pets



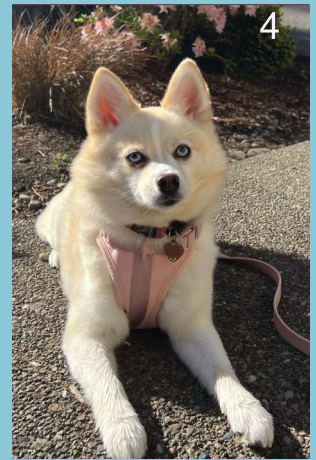
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Whether they are rescue pets, a man, woman, or child's best friend, or a reason to get out and walk, our pets are an important part of our neighborhood. Featured are: 1. Sargent Baxter & Captain Rudyard, 2. Moose, 3. Ella, 4. Rhea 5. Schultz, 6. Pearl & Ava, 7. Jack, 8. Julie & Violet. More pets will be featured in the fall newsletter.

Cougar Ridge News

Homeowners' Association

5948 Capitol Forest Drive SW

Olympia, WA 98512

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Spring Beauties

